

# ACTION AGENDA

## DESIGN REVIEW COMMITTEE Chula Vista, California

November 7, 2005  
4:30 p.m.

Council Chambers  
Public Services Building  
276 Fourth Avenue, Chula Vista

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**ROLL CALL:** Alberdi, Bringas, Calvo, Mestler

**ABSENT:** Magallon

### **PUBLIC HEARING:**

1. DRC-06-08 Miguel Patterson (Twin Oak Villas)  
267 and 273 Twin Oaks  
Chula Vista, CA  
Site plan and architectural review for six (6) 1,917 sq. ft. detached single-family units each with a 663 sq. ft. garage.

Project Manager: Lynnette Lopez, Associate Planner

**Action: (Mestler/Bringas) (3-0-1-1) Approve as presented with modification to Condition IB. that requires applicant to bring color and materials board to the DRC on November 21, 2005 for review and approval. Motion carried with Chair Alberdi abstaining.**

2. PSP-06-03 Sudberry Properties, Inc.  
Eastlake Village Walk  
The project is located at southeast corner of Eastlake Parkway and future SR-125 within the Eastlake Activity Center.  
Review of proposed Planned Sign Program.  
**Continued from October 17, 2005 DRC Meeting.**  
Project Manager: Stan Donn Associate Planner  
**Action: (Alberdi/Mestler) (3-1-0-1) Approve as presented with modification to Condition 5C. that includes: The perimeter signage may be equal to the full size based on the merit of the design and tenant needs, subject to approval of the Director of Planning and Building. Motion carried with Member Calvo opposing.**

3. DRC-06-24

Federate Retail Holdings (Robinson-May)

The project is located in the Otay Ranch Town Center south of Olympic Parkway, west of Eastlake Parkway, east of SR-125 and north of Birch Road, Chula Vista, CA

Architecture and site plan modifications for construction of a 140,000 sq. ft. retail store on a portion of the 86.9-acre Otay Ranch Town Center in the Freeway Commercial Sectional Planning Area (SPA) Plan.

Project Manager: Rick Rosaler, Principal Planner

**Action: (Alberdi/Mestler) (4-0-0-1) Approve as presented with a new condition added stating: That the main entry tower roof coping or metal design come back to the DRC for final approval prior to issuance of building permits. Motion carried.**

**PRELIMINARY REVIEW:**

4.

Otay Ranch Village 11, Neighborhood R-18

Preliminary design review for Otay Ranch Village Eleven multi-family neighborhoods R-18, 112- unit condominium complex.

Project Manager: Harold Phelps, Associate Planner

**Action: None taken. The committee was generally satisfied with the design and recommended:**

- 1. More than 3 color variations for exterior of building facades should be considered.**
- 2. The project entrance should have additional decorative paving.**
- 3. The street elevations should be more articulated and varied to avoid repetitiveness.**

5. DRC-05-046

A & D Automotive  
1084 Broadway  
Chula Vista, CA

The proposal is for a 2,400 sq. ft. auto repair facility with a monument sign.

Project Manager: Richard Zumwalt, Associate Planner

**Action: None taken. The DRC felt the design was headed in the right direction and recommended the following:**

- 1. Eliminate the pop up from parapet.**
- 2. Eliminate blue stucco archway from the garage entrance.**
- 3. Add subtle accent color to garage door.**
- 4. Introduce more variety to color scheme.**
- 5. Monument sign should consist of individual letters and external illumination not a plastic panel.**

#### **BUSINESS ITEM:**

6.

A request to put together a subcommittee to go over the Calvary Chapel High School revised design with time and date to be determined.

Members Alberdi and Mestler indicated that they would be available. Mr. Rosaler said that a possible date could be for November 14<sup>th</sup> and that staff would contact them to confirm date and time.

#### **ADJOURNMENT:**

At 7:16 p.m. to a regular meeting on Monday, November 21, 2005 at 4:30 p.m. in Council Chambers.